



# DEPARTMENT OF THE ARMY

MOBILE DISTRICT, CORPS OF ENGINEERS  
P.O. BOX 2288  
MOBILE, ALABAMA 36628-0001

REPLY TO  
ATTENTION OF:

CESAM-OP-S  
PUBLIC NOTICE NO. MS01-02927-M

14 September 2001

JOINT PUBLIC NOTICE  
U.S. ARMY CORPS OF ENGINEERS  
AND  
MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY  
OFFICE OF POLLUTION CONTROL  
AND  
MISSISSIPPI DEPARTMENT OF MARINE RESOURCES

PROPOSED FILL IN WETLANDS FOR CONSTRUCTION OF A GOLF COURSE IN  
OCEAN SPRINGS, JACKSON COUNTY, MISSISSIPPI

TO WHOM IT MAY CONCERN:

This District has received an application for a Department of the Army permit pursuant to Section 404 of the Clean Water Act (33 USC 1344). Please communicate this information to interested parties.

APPLICANT: Sweetbay Golf Club  
Attn: Mr. William J. Mason  
2840 Jarrard - Suite 200  
Houston, Texas 77005

WATERWAY: Old Fort Bayou, Ocean Springs, Jackson County,  
Mississippi.

WORK: The applicant is requesting a permit to place fill in approximately 14.8 acres of wetlands for construction of a championship level golf course. The proposal includes an 18-hole golf course area including fairways, greens, cart paths, etc., a clubhouse with adjacent parking in the eastern portion of the site, and a maintenance center in the southwestern portion of the site. Access to the development will be provided via the construction of an access road from Highway 57 east of the project site which also includes the construction of a concrete bridge over Old Forte Bayou. The proposal includes a land exchange between the Sweetbay Golf Club, LLC, and the Mississippi Nature Conservancy (MNC), approximately 80 acres located in the southeast portion of the project area. A portion of the land currently owned by Sweetbay Golf Club northwest of the proposed golf course will be given to the MNC as part of the exchange. In addition, a buffer area along Old Forte Bayou along the eastern boundary of the property will also be given to the MNC. The applicant proposes to mitigate for wetland impacts by creating 4.5 acres of depressional wetlands area

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and avoidance and enhancement of 60.9 acres of on-site wetlands. The applicant will develop a long-term management plan in conjunction with the MNC's management philosophy utilized on the adjacent Old Forte Bayou Mitigation Bank property. This should restore and maintain a pine savannah habitat within the undeveloped portions of the golf course project site. The applicant proposes to place a conservation easement on the mitigation areas in order to protect them in perpetuity. The applicant's stated purpose is to develop an upscale daily-fee "showcase" golf course development within the Mississippi Gulf Coast region.

The applicant has applied for certification from the State of Mississippi in accordance with Section 401(a)(1) of the Clean Water Act, and upon completion of the required advertising, a determination relative to certification will be made.

The applicant has certified that the proposed activity complies with and will be conducted in a manner that is consistent with the State Coastal Zone Management Program. A determination relative to consistency will be made by the Mississippi Department of Marine Resources.

This public notice is being distributed to all known interested persons in order to assist in developing facts on which a decision by the U.S. Army Corps of Engineers (Corps) can be based. For accuracy and completeness of the record, all data in support of or in opposition to the proposed work should be submitted in writing setting forth sufficient detail to furnish a clear understanding of the reasons for support or opposition. The decision whether to issue a permit will be based on an evaluation of the probable impact, including cumulative impacts, of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources.

The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered, including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food production, and in general, the needs and welfare of the people.

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The Corps is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state with particularity, the reasons for holding a public hearing.

Evaluation of the probable impacts involving deposits of dredged or fill material into waters of the United States will include the application of guidelines established by the Administrator of the U.S. Environmental Protection Agency.

The National Register of Historic Places has been consulted and no properties listed in or eligible for the National Register are known to exist which would be affected by the proposed work. This review constitutes the full extent of cultural resources investigations unless comment to this notice is received documenting that significant sites or properties exist which may be affected by this work, or that adequately documents that a potential exists for the location of significant sites or properties within the permit area. Copies of this notice are being sent to the State Historic Preservation Officer and the U.S. Department of the Interior, National Park Service, Division of Archeological Services.

Preliminary review of this application and the U.S. Department of the Interior List of Endangered and Threatened Wildlife and Plants indicates that the proposed activity will not affect listed endangered or threatened species, or their critical habitat.

Correspondence concerning this Public Notice should refer to Public Notice Number MS01-02927-M and should be directed to the District Engineer, U.S. Army Engineer District, Mobile, Post Office Box

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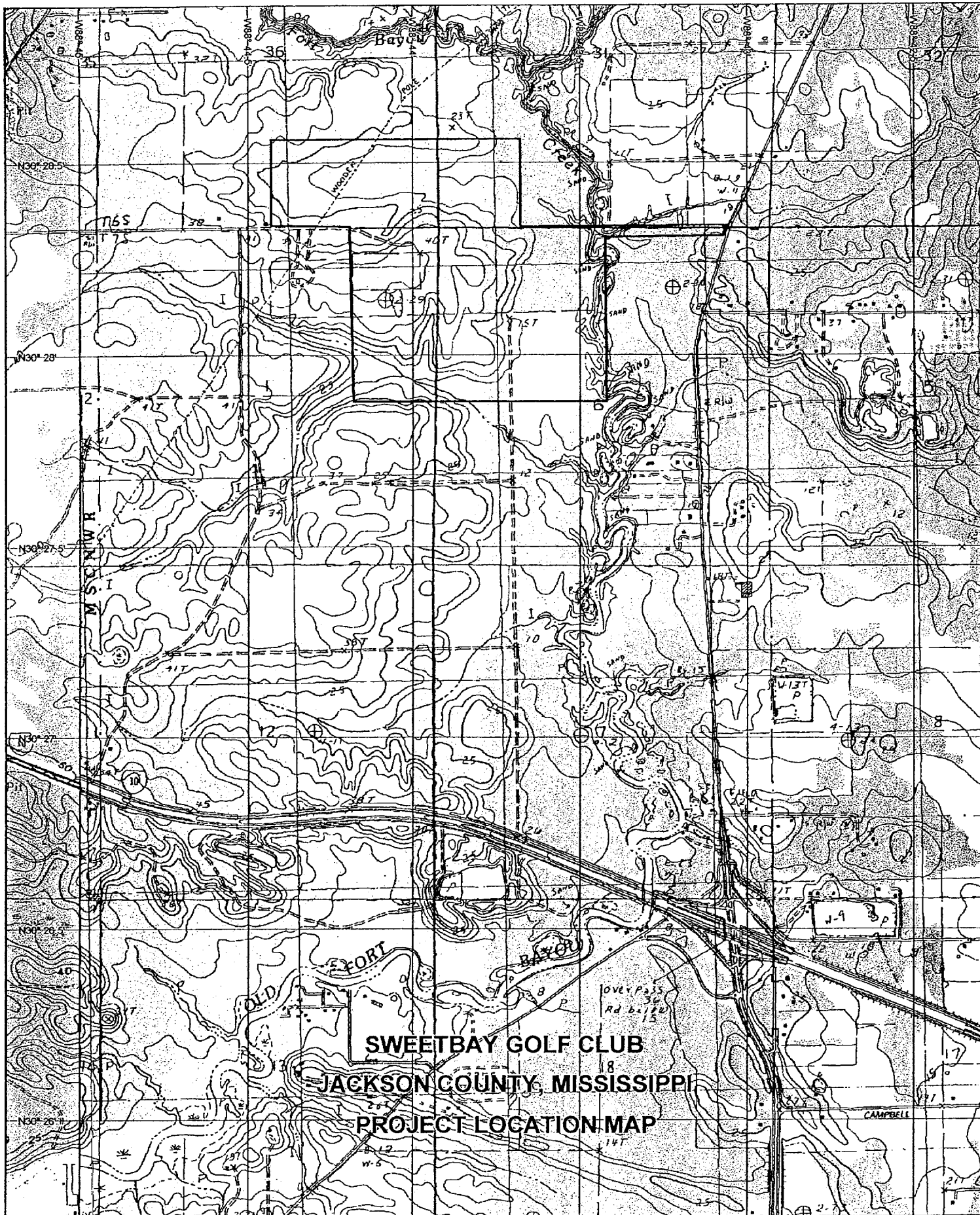
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2288, Mobile, Alabama 36628-0001, Attention: Regulatory Branch, with a copy to the Mississippi Department of Environmental Quality, Office of Pollution Control, Post Office Box 10385, Jackson, Mississippi 39109, and the Mississippi Department of Marine Resources, 1141 Bayview Avenue, Suite 101, Biloxi, Mississippi 39530, in time to be received prior to 15 October 2001.

If you have any questions concerning this publication, you may contact this office, Ms. Linda Brown, telephone number (251) 694-3786. Please refer to the above Public Notice number.

MOBILE DISTRICT  
U.S. Army Corps of Engineers

Enclosures







DEPARTMENT OF THE ARMY  
U.S. ARMY ENGINEER DISTRICT, MOBILE  
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